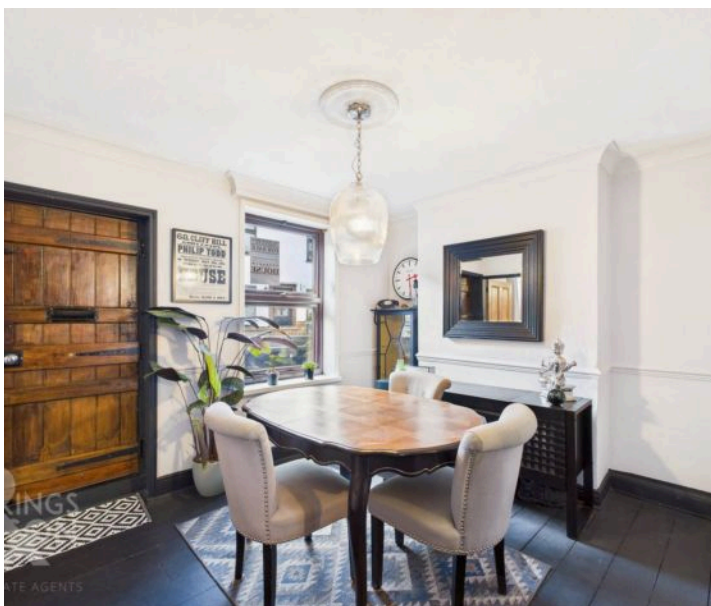
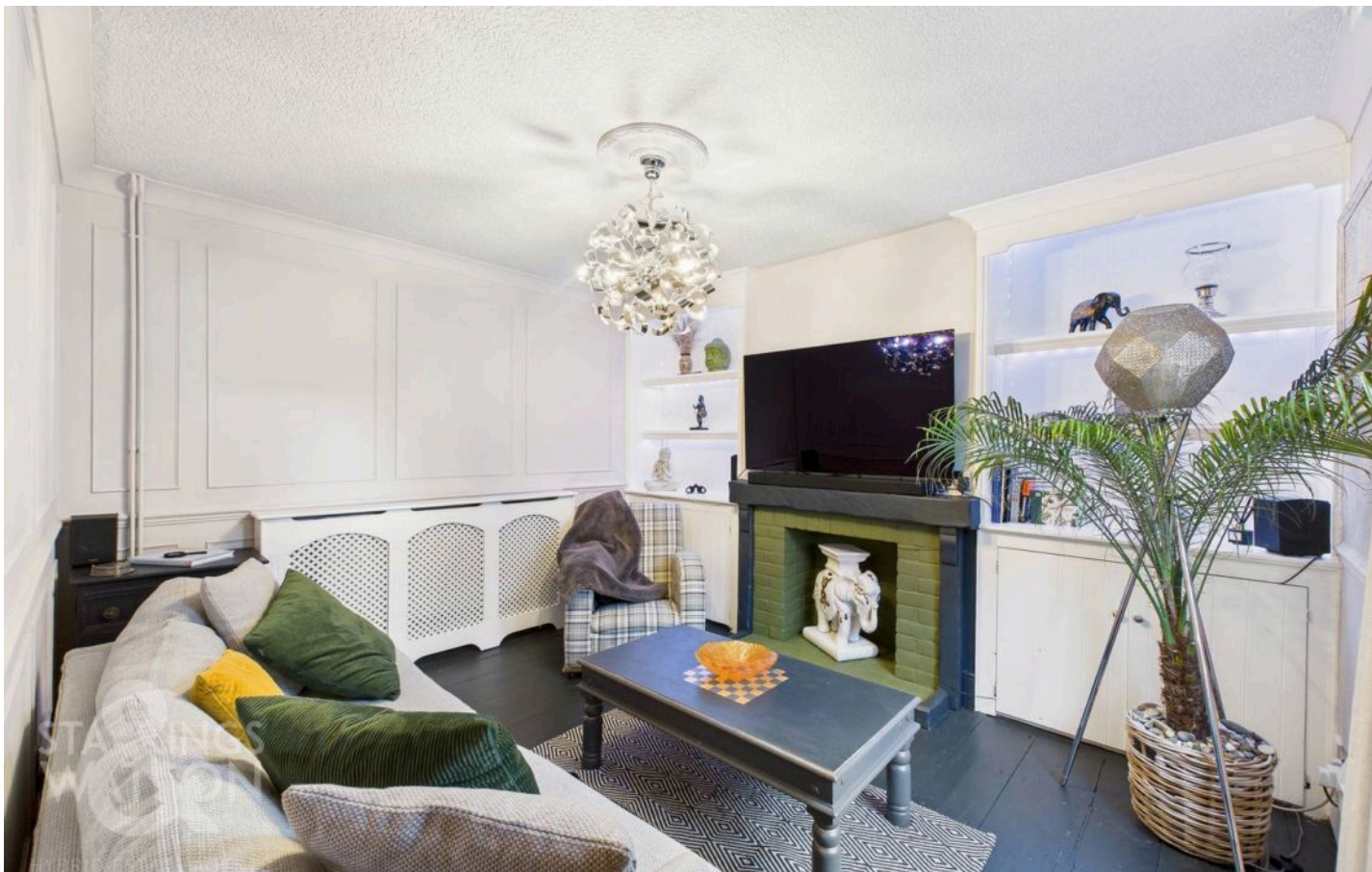




Cliff Hill, Gorleston - NR31 6DG



Cliff Hill

Gorleston, Great Yarmouth

Situated in one of Gorleston's most historical points only a few moments from its golden shoreline, this CHARACTERFUL COTTAGE has been sympathetically modernised to enhance and retain MANY ORIGINAL FEATURES including Norfolk pamment tile flooring in the kitchen and solid wooden floorboards and is steeped in history, something that has been lovingly considered by the current owner when carrying out works. Formerly two cottages before a conversion dating back to circa. 1804, the ground floor now offers a SEPARATE SITTING and DINING ROOM with kitchen to the rear and modernised THREE PIECE BATHROOM before stepping into the CONSERVATORY which overlooks a PRIVATE COURT YARD GARDEN all serving TWO DOUBLE BEDROOMS to the first floor. The vendor has had plans drawn up to include a substantial EXTENSION to include a third bedroom and first floor bathroom with the ground floor being made more OPEN PLAN with these being available for viewing if desired.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Mid-Terrace Characterful Cottage
- Sympathetically Modernised Maintaining Many Original Features
- Separate Sitting & Dining Rooms
- Modern Three Piece Bathroom
- Two Double Bedrooms
- Low-Maintenance Rear Garden
- Short Walk To Award Winning Norfolk Coastline
- All Historical Property Documents & Plans For Extension Available For Viewing Upon Request

The property is situated in Gorleston, out of town, with a wealth of local amenities close by, whilst benefiting from excellent transport links to Great Yarmouth, Lowestoft and Norwich. Amenities include various public houses, retail outlets, schools, doctors and dental practices. Naturally, being a coastal town, the beach and coast line is a local attraction and various car parks allow access.

SETTING THE SCENE

The property is set back from the street where a lower level timber fence separates the home from the road where a low maintenance frontage creates the perfect space for colourful planting beds and a quiet seating area.



THE GRAND TOUR

Once inside, the immaculate décor of this home will be the first thing to greet you where initially the dining room is the first reception space within the home, this space is laid with original Georgian solid wood floorboards and offers a well proportioned reception room that could easily accommodate a formal dining table with further storage solutions and handy under the stair storage cupboards. Immediately to your right is the sitting room again immaculately decorated and tastefully updated by the current owner to offer the same solid wooden floorboarding with decorative panelling and handy storage spaces made either side of the chimney breast with uPVC double glazed windows to the front of the home. Heading through the dining room and down a small set of stairs, the kitchen is the next space you will encounter. Laid with all original Norfolk pamment tiles, the kitchen has been modernized to include a wide range of wall and base mounted storage units complete with tiles splashbacks and rolled edge work surfaces where currently an integrated oven and hob can be found with extraction fan above. Through from here a secondary lobby space sits toward the rear of the home whilst directly ahead of here the modernized three piece bathroom suite can be found with all wooden effect flooring and a low level radiator.

The first floor landing grants access into both bedrooms within the home. The slightly smaller comes to your right, still more than large enough to host a double bed with built in storage space whilst the larger of the bedrooms sits just next door, again making the most of space either side of the chimney breast to create built-in storage.

FIND US

Postcode : NR31 6DG

What3Words :///subway.poets.seabirds

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The vendor has taken great care to compile a comprehensive history of the home and the surrounding area which can be available for viewing for interested parties only including original easements dating back to the 1800's. Other available documents to view include architects drawings for a proposed extension to turn the home into a three bedroom property with more open plan living and a first floor bathroom also. For more information on either of these, please speak to the team.



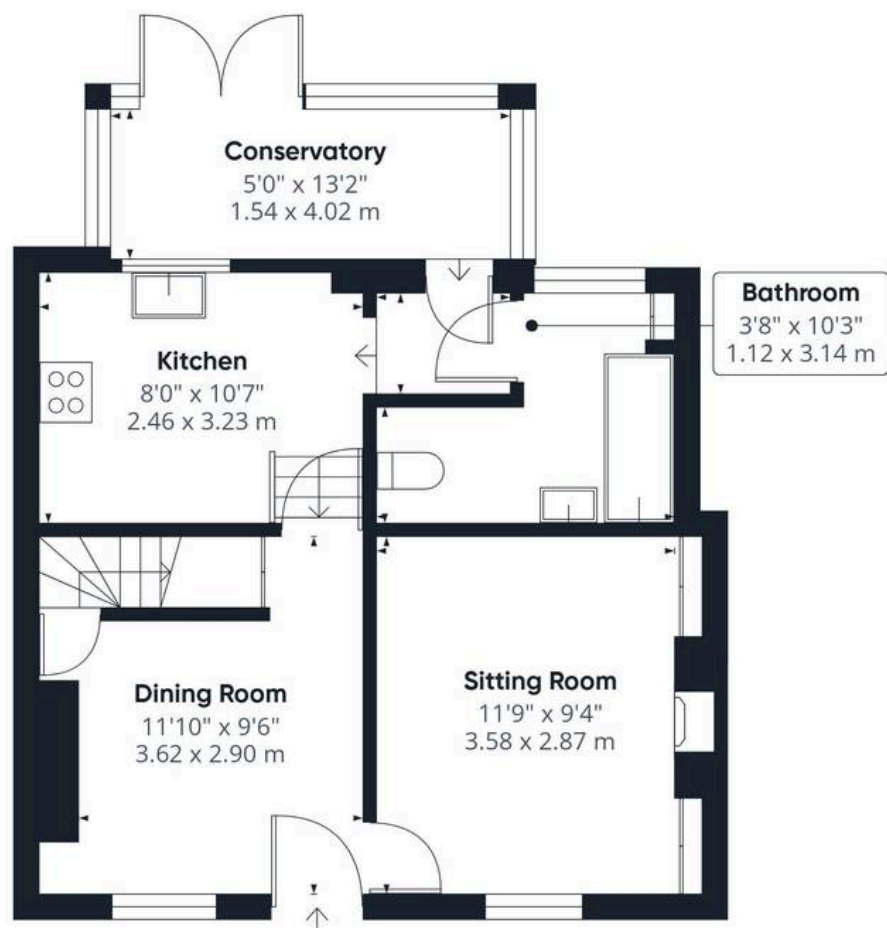




THE GREAT OUTDOORS

Stepping out to the rear of the home, the conservatory offers an ideal space to sit and overlook the gardens whilst also functioning as a further reception area with ability to be used as a utility room with plumbing for further white goods. Three sets of glass panel French doors. The low maintenance garden can be found where there is opportunity for a mixture of raised planting beds and colourful borders with privately positioned patio seating areas and access gate taking you to the street behind the home towards the beach.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

697 ft²

64.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • centralisedhub@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.